

BOSTON POLICE DEPARTMENT
HEADQUARTERS

Boston Landmarks
Commission



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**BOSTON POLICE DEPARTMENT
HEADQUARTERS**

154 BERKELEY STREET

**Boston Landmarks Commission
Environment Department
City of Boston**

BOSTON PUBLIC LIBRARY

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Report of the Boston Landmarks Commission
on the potential designation of
The Boston Police Department Headquarters
154 Berkeley Street

as a

LANDMARK

under Chapter 772 of the Acts of 1975, as amended

Approved: Lorraine M. Downey
(Director, Environment Department) (Date)

Approved: Alan Schwarz 5.7.91
(Chairman) (Date)

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1.0 LOCATION OF THE PROPERTY

1.1 Address:

The Boston Police Department Headquarters at 148-154 Berkeley Street and 350 Stuart Street, is located in ward 4, assessor's parcel number 1117.

1.2 Area in which the property is located:

154 Berkeley Street is located in an historic commercial and institutional corridor known as the Park Square District, which extends roughly south from Park Square and west to Dartmouth Street. Most of this area was developed between 1913 and the late 1920s on the former yards of the Boston and Providence Railroad.

In addition to the large institutional and commercial buildings from the early 20th century, which define the character of this area, more recent developments have added to the density and build-up of this district. Major buildings of recent date include the 60-story Hancock Tower (1972-5, I.M. Pei & Partners, architects), 230-246 Stuart Street (1980-1, Mintz Associates, architects), the Four Seasons Hotel complex (1982-5, WZMH, architects), Back Bay/South End Station (opened 1987, Kallman, McKinnell & Wood, architects), and Heritage on the Garden (1988, TAC, architects).

1.3 Map showing location:

Attached.

REET

716E
492N

STREET

POLICE DEPT. HEADQUARTERS

BERKELEY STREET

12,335

19,676

SALVATION ARMY HDQTRS.

ISABELLA STREET

26,841

9,380

CAHNER PLACE

AVENUE

WALL

TURNPIKE

WALL ON RAMP

EXTENSION

CORTES STREET

2091

2486

2490

491N

Police Department Headquarters
154 Berkeley St./350 Stuart Street

Boston Topographic & Planimetric Survey
23N-11E
1" = 100'

CAMBRIDGE



Boston Police Department Headquarters
154 Berkeley Street / 350 Stuart Street
Boston, MA



2.0 DESCRIPTION

2.1 Type and Use:

154 Berkeley Street was built in 1925 as the Boston Police Department Headquarters. It has served that purpose since its completion.

The building provides space for the departments of accounting, records, personnel and data processing; special operations, intelligence, investigative and administrative offices; and mechanical, electrical and building service functions. Various public offices and the Emergency (911) communications are also situated in the building. ("Feasibility Study," William H. Rowe & Associates, p.3.1)

2.2 Current Appearance:

The Boston Police Department Headquarters is a fine example of municipal construction in the Italian Renaissance style. The building is situated in the heart of the Commercial Back Bay neighborhood. The majority of the surrounding buildings were constructed between 1913 and the late 1920s and are comprised mainly of large scale commercial and institutional buildings, many filling an entire city block.

The building is located on a rectangular shaped site bounded by public streets -- Stanhope, Berkeley and Stuart -- on three sides and an office building at the rear. The main elevation faces Berkeley Street, standing several yards back from the sidewalk. There is a small yard on both sides of the front entrance, each bounded by a granite balustrade and featuring several small trees and a flag pole.

The Boston Police Department Headquarters is a seven story L-shaped structure with a flat roof. A half basement story is visible from the street. The building is constructed of limestone on the Berkeley and Stuart Street elevations, and buff brick on the south and west elevations.

The Berkeley Street facade has seven bays and features a variety of window configurations. A small basement story is visible which contains paired rectangular windows in bays two through six and single windows in bays one and seven. The facade begins with a rusticated two story base. The first floor is articulated by 5 round-arched openings containing paired windows with arched transoms and covered with ornate iron grilles. Raised stone modillions are set above the paired windows within the arched openings. Small rectangular windows are set in the outer bays. A ramp to provide full access runs from the southeast corner up to the third bay. One window opening in the third bay has been converted to a door.

The center opening houses a recessed entrance, reached by a short flight of stairs. The panelled, coffered door jamb is elaborated by a cornucopia and fruit motif. Ornate iron lanterns hang on either side of the entrance. The second story, within the rusticated base, contains paired rectangular windows, with the exception of the first and seventh bays which contain a single window. Between the second through sixth bays are placed four rectangular raised stone panels featuring shields surrounded by garlands. A belt course over the second story is inscribed with "City of Boston Police Department Headquarters."

The third through sixth floors comprise the building's mid-section. The flat limestone wall is articulated by pairs of rectangular windows in the middle five bays, and single rectangular windows in bays one and seven. Air conditioners protrude from many of the windows. On the third floor, bays one and seven are enhanced by ornate cast stone balconies and window surrounds.

The seventh story is separated by a second belt course, but mimics floors three through six in its window configuration. The modillion and dentil cornice is constructed of either limestone or cast stone and copper.

The Stuart Street facade is very similar to the Berkeley Street facade. It, however, has no entrance and only five bays. Each bay has paired windows. The first and fifth bays on the third floor also feature balconies, but they are less elaborate than their Berkeley Street counterparts. Three large antennas are visible on the roof.

The west and south elevations are constructed of light-colored buff brick. Their fenestration pattern does not relate or contribute to the design of the primarily elevations of Stuart and Berkeley Streets. The windows are rectangular and have stone sills. These secondary elevations are utilitarian and have no detailing. The west elevation adjacent to Stuart Street exposes a party wall where the Edison building previously stood.

The building's interior layout is typically designed around a central core of two elevators, one stair, two toilet rooms and a lobby. A corridor extends from both ends of the lobby down the both sides of the ell servicing adjacent office or related spaces on both sides.

The first floor contains the main public entrance and lobby spaces and, accordingly, most of the departments public offices. Intelligence and investigative offices occupy the majority of the second floor. Departmental accounting, records and clerical are contained on the third floor. The fourth floor houses special operations and internal affairs offices. Personnel offices are situated on the fifth floor while the Commissioner's and other offices are on the sixth floor. The seventh floor is dedicated to 911 emergency communications and dispatch offices.



CAPTAIN.

PATROL.

DEPUTY CHIEF.

CHIEF.

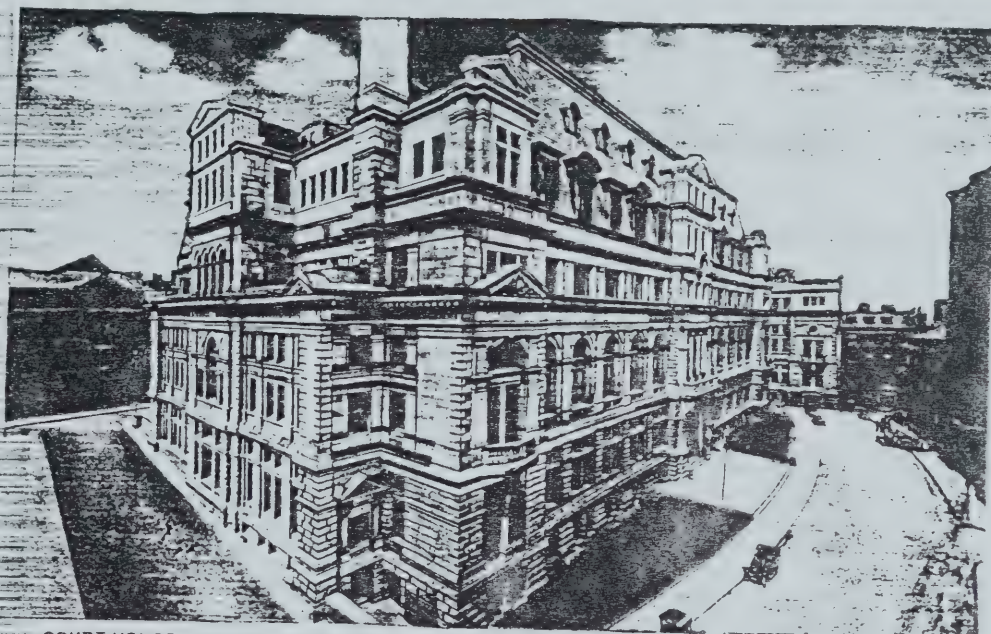
LIEUTENANT.

PATROL.

NEW UNIFORM OF THE BOSTON POLICE. 1858.



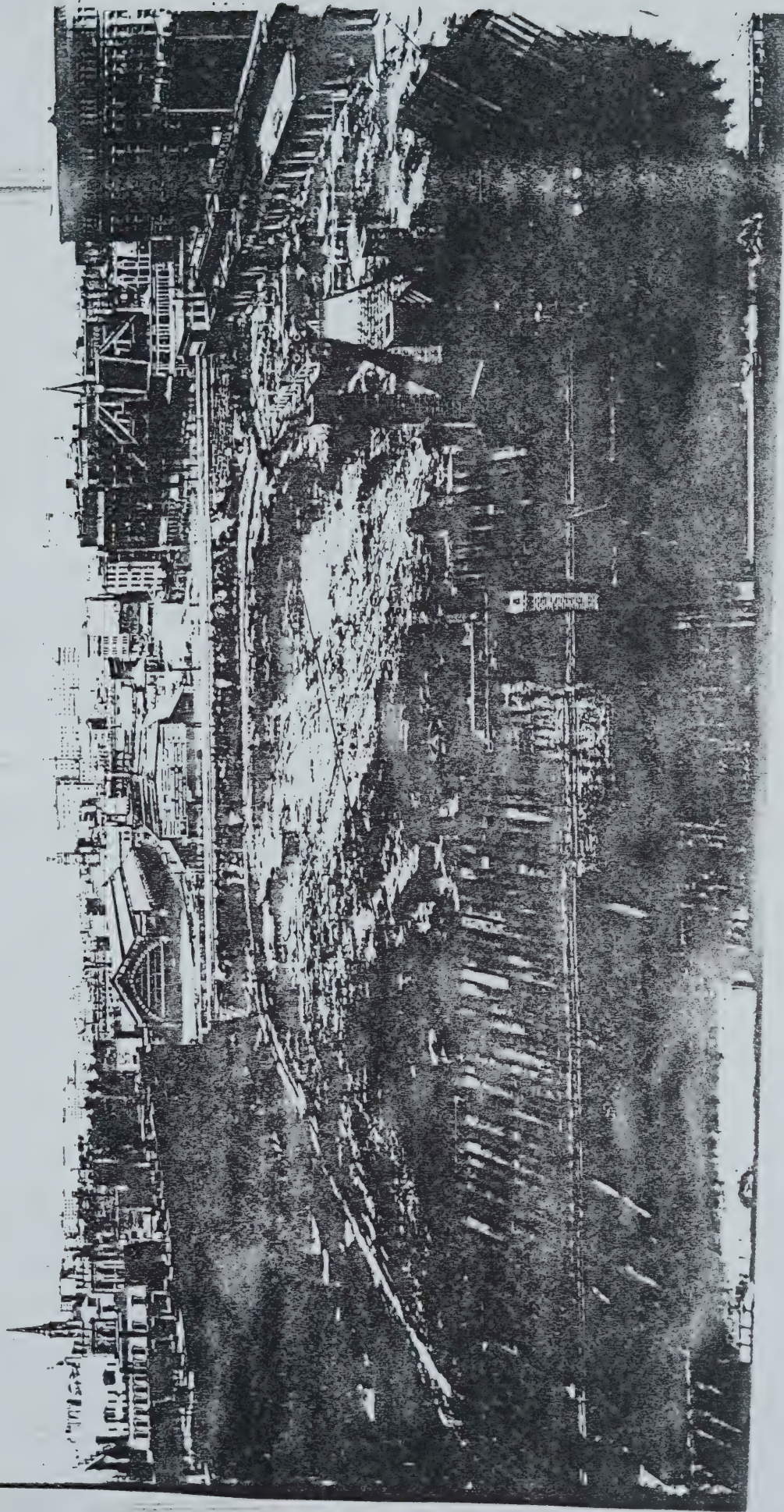
Police Dept. Headquarters
Pemberton Square, far right.
Photo Courtesy, S.P.N.E.A.



COURT HOUSE, BOSTON, MASS.

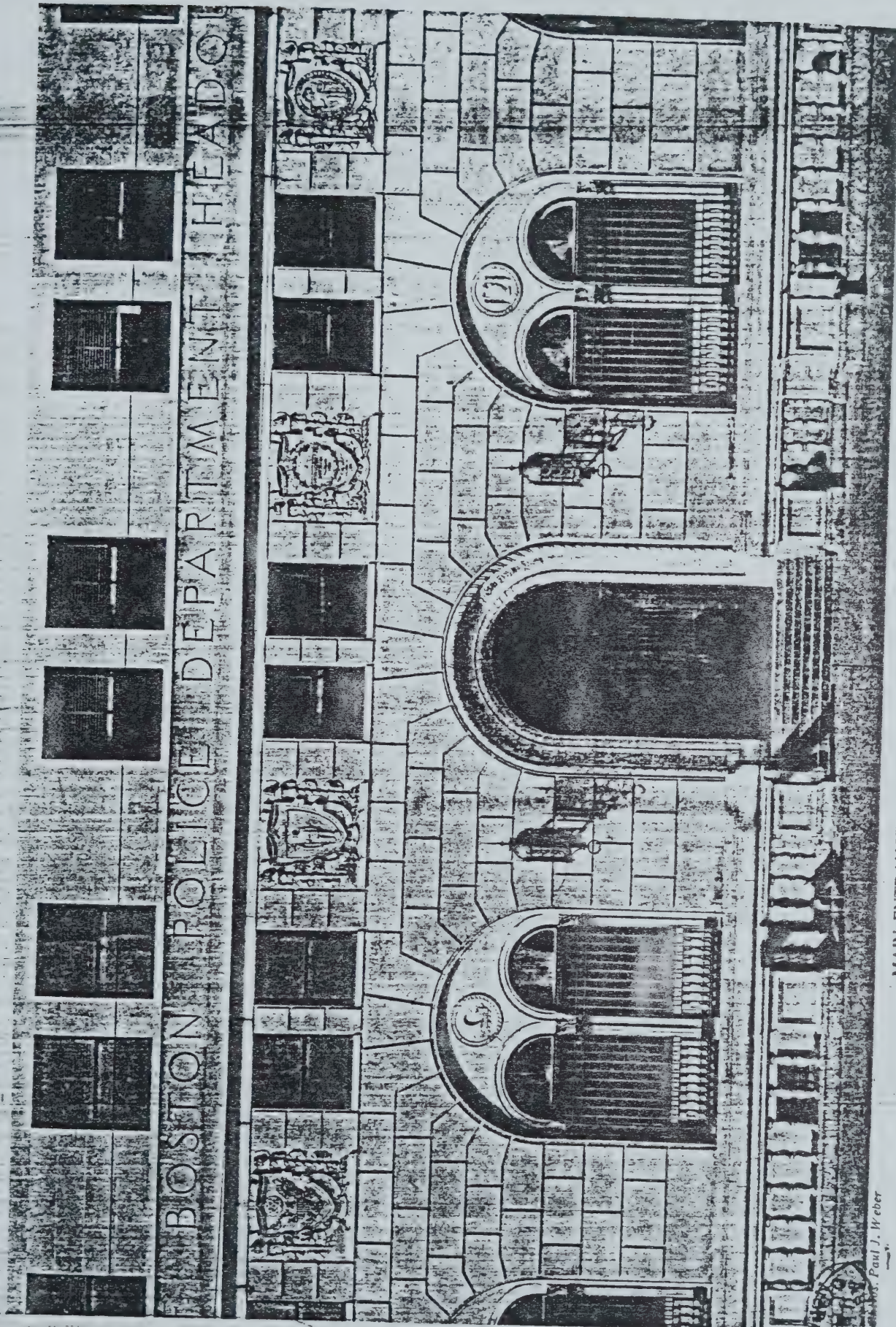
Police Headquarters visible in
Pemberton Square, far right,
c. 1901.

Photo Courtesy, S.P.N.E.A.



Site of Berkeley Street
Headquarters, c. 1920.

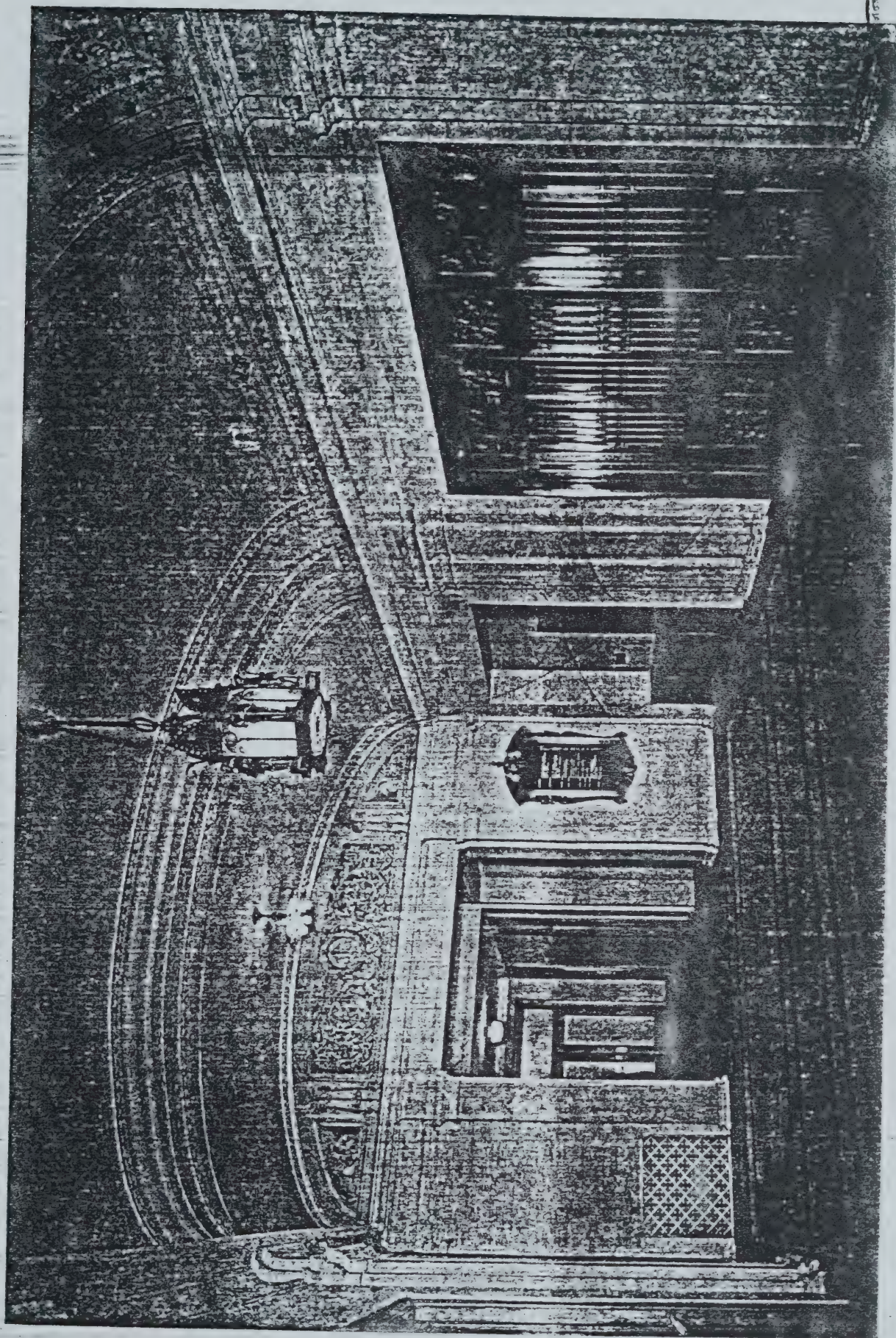
Photo Courtesy, Bostonian Society



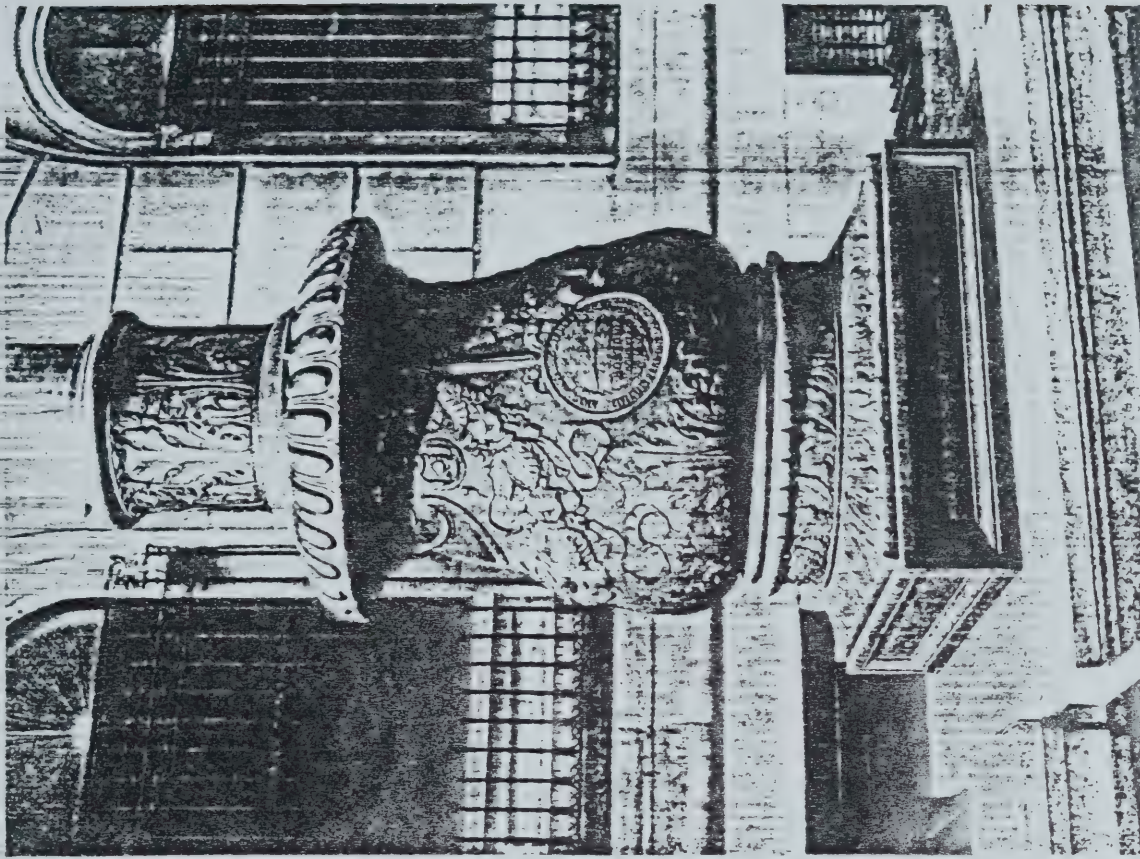
MAIN ENTRANCE, POLICE DEPARTMENT HEADQUARTERS, BOSTON
 RITCHIE, PARSONS & TAYLOR, ARCHITECTS

Paul J. Weber

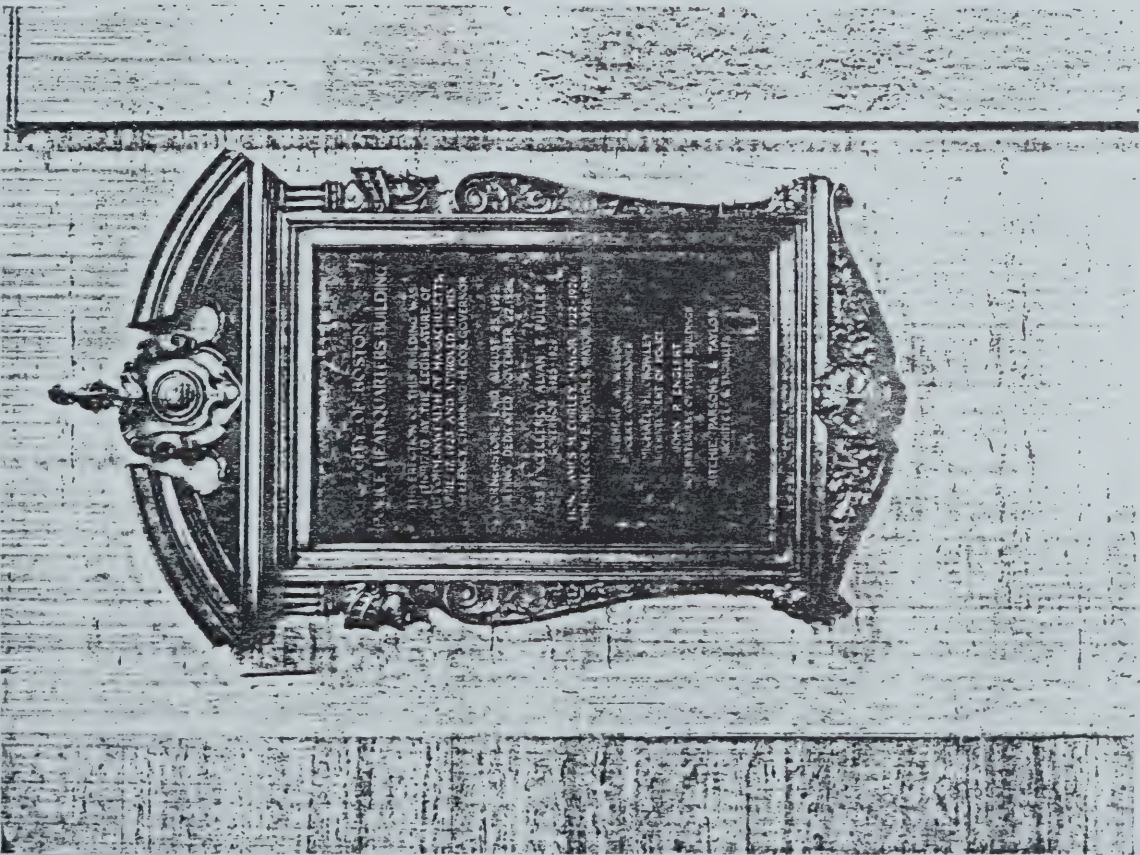
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LIBRARY
341



MAIN LOBBY, POLICE DEPARTMENT HEADQUARTERS, BOSTON
RITCHIE, PARSONS & TAYLOR, ARCHITECTS



BRONZE FLAGPOLE BASE



BRONZE DEDICATION TABLET

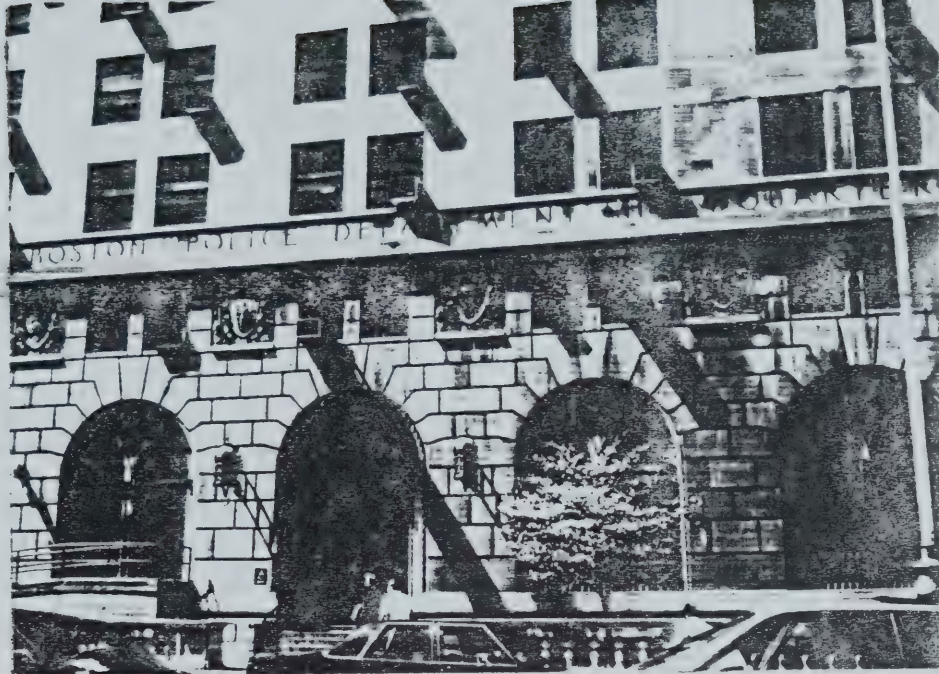
POLICE DEPARTMENT HEADQUARTERS, BOSTON
 RITCHIE, PARSONS & TAYLOR, ARCHITECTS



Stuart and Berkeley Street Elevations .



3rd Floor Balcony and Beltcourse
Berkeley Street Elevation



Rusticated Two-Storey Base
Berkeley Street Elevation



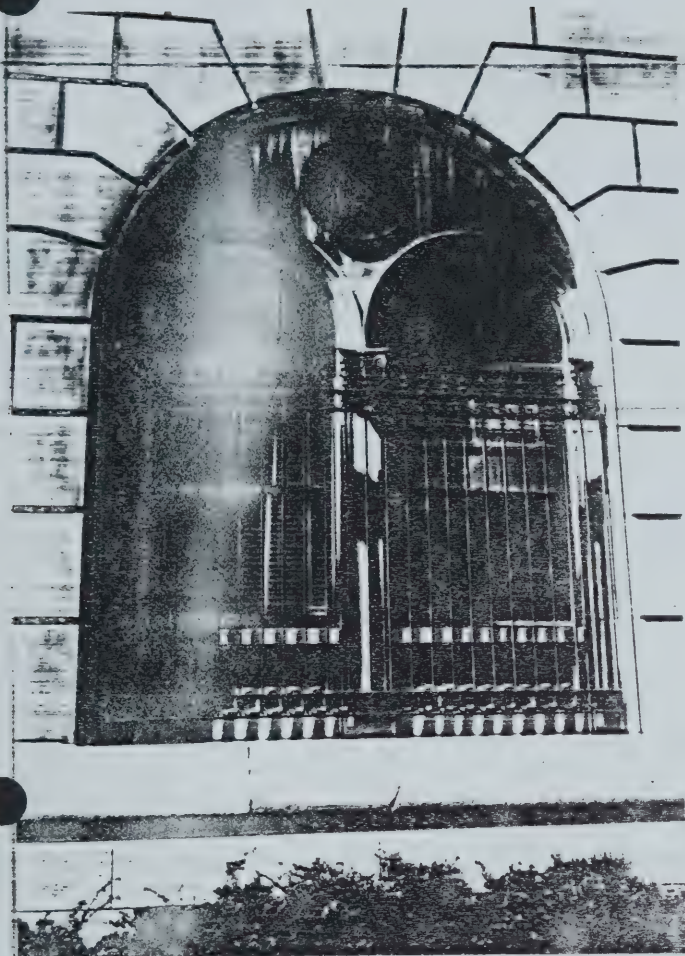
Main Entrance
Berkeley Street Elevation



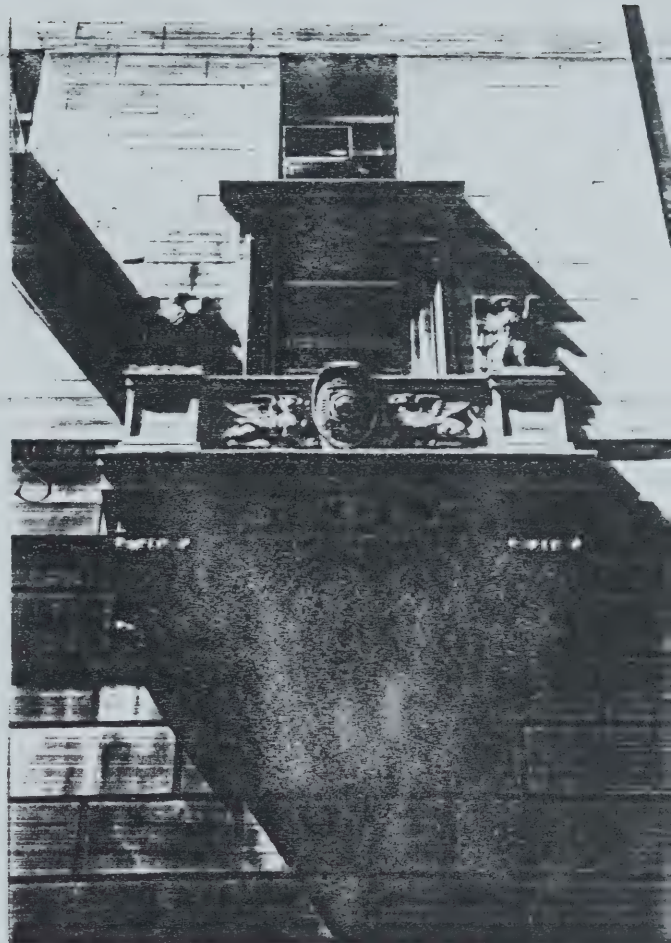
Recessed Entry with Coffered Arch
and Ornamental Transom Grill
Berkeley Street Elevation



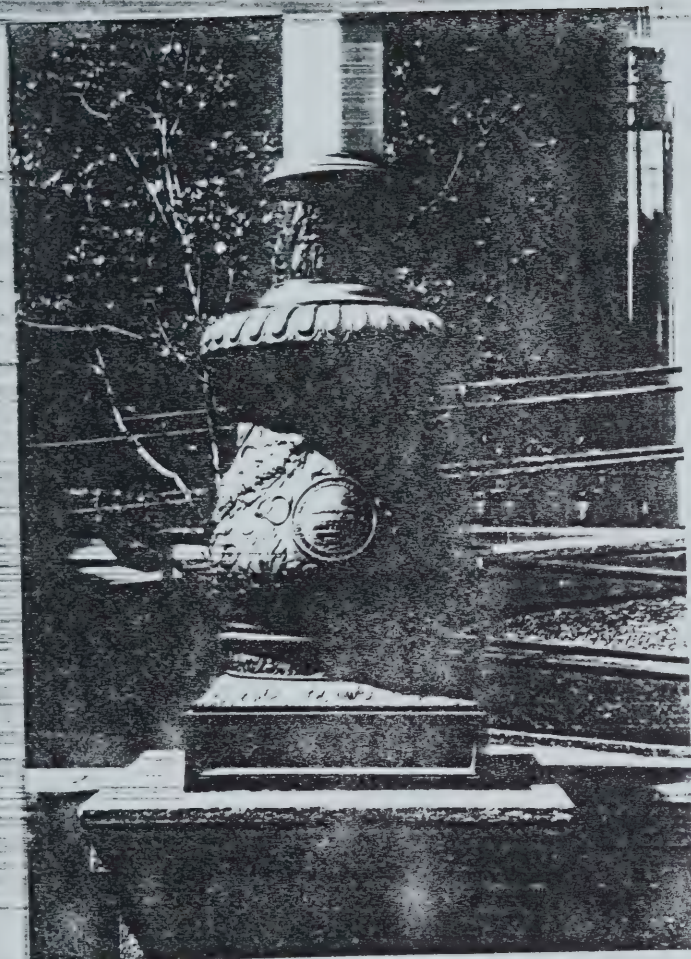
Ornamental Light Fixture
Berkeley Street Elevation



Paired Windows with Ornamental Grills
and Medallion
Berkeley Street Elevation



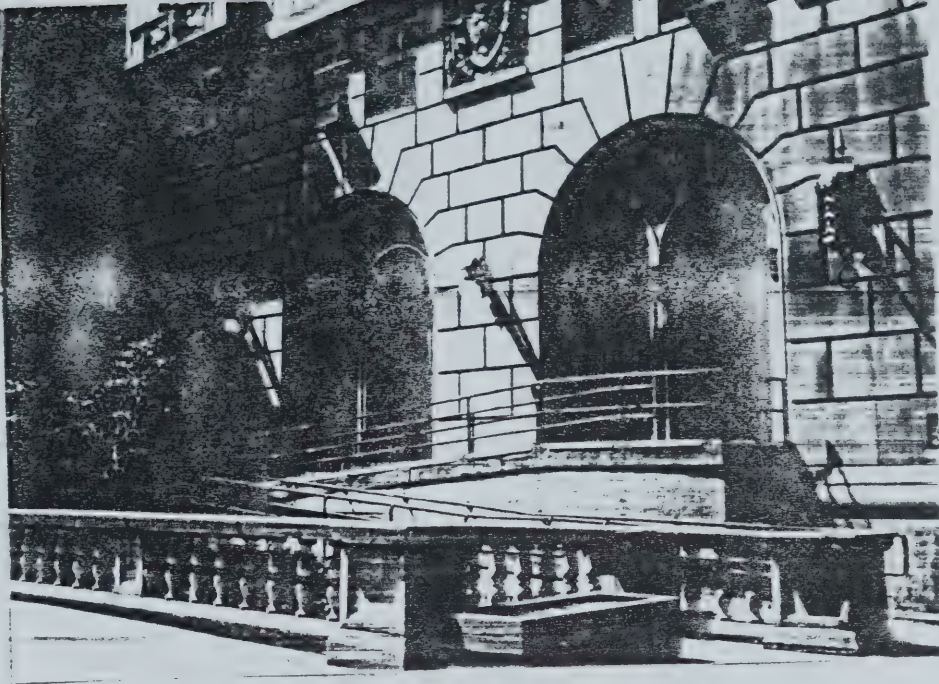
Limestone Balcony
Berkeley Street Elevation



Flagpole Standard
Berkeley Street



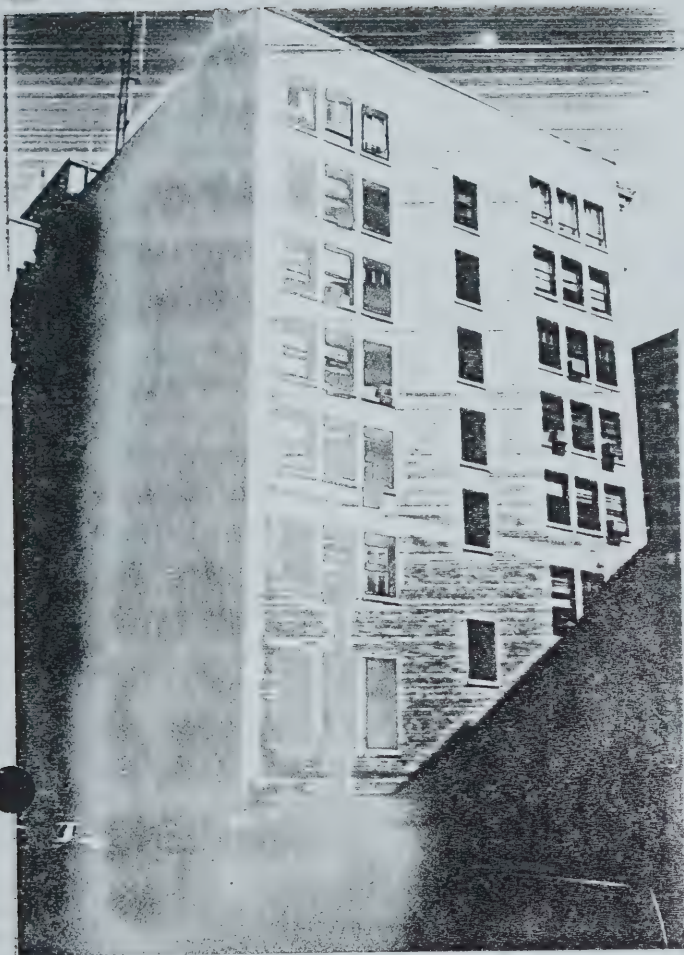
Access Ramp and Ornamental Iron Lanterns
Berkeley Street Elevation



Access Ramp
Berkeley Street Elevation



Front Yard with Granite Balustrade
Berkeley Street Elevation



Stanhope Street Elevation



South and West Elevations
Facing Parking Area



South Elevation Facing Parking Area



West Elevation

3.0 SIGNIFICANCE

The Boston Police Department Headquarters at 154 Berkeley Street is a both a good example of municipal architecture from the 1920s, and an important part of the commercial corridor that developed along Stuart Street during the first quarter of the 20th century.

3.1 Historical Significance:

The Boston Police Department has a long and rich history, tied both to the Boston's colonial past and the city's rapid growth during the nineteenth century. With the exception of the Police Strike of 1919, the history of the Boston police department is similar to that of other large American cities; it was forced to respond to increasingly complex mid-nineteenth century public safety issues, late-nineteenth century calls for reform and depoliticalization, and the need for continuous modernization of both facilities and practices.

The Boston Watch

Boston established its first "watch" on April 12, 1631, when the Court ordered "that Watches be set at sunset, and if any person fire off a piece after the watch is set, he shall be fined forty shillings, or be whipped." (Russell, p. 26) Five years later the watch was formalized by the town, requiring all able-bodied males from sixteen years of age, subject to certain property qualifications, to keep the night watch and to maintain order.

As the village grew to a town, the burden of staying up all night proved too onerous for the more well-to-do citizens, and a paid watch was substituted for the charge and command of a sober, discreet, able-bodied householder, whose badge of office was a quarter pike with spire on the top thereof. (Russell, p. 27)

During the 18th century the watch grew in number and complexity. In 1723 the town was divided into five districts -- Old North, New North, Dock Watch, Townhouse Watch, and South Watch -- with a captain and four watchmen in each. The duties of the watch continually expanded: in 1723 the watch was ordered "to walk rounds slowly and silently, and now and then stand still and listen;" after midnight the watch was "to cry the time of night and state of the weather, in a moderate tone -- One o'clock, clear, and all's well;" in 1740, watchmen were ordered to look out for disorderly conduct and to travel in pairs in an effort to fight off sleep. (Bridgman, p. 5)

The turbulent years before the Revolution were a time of inaction for the watch, bringing into question their usefulness in a town the size of Boston. There is no record of the watch intervening "in the annual Pope's Day brawls, the sack of the house of the stamp distributor-designate Andrew Oliver, the gutting of Lieutenant Governor Thomas Hutchinson's mansion, the Boston Tea Party, or the Boston Massacre." (Russell, p. 27)

In August 1789 a group of citizens, angered by a succession of burglaries, complained that the watchmen have been asleep since New Year's. The Captains are generally men in their prime, aged from ninety to one hundred years, and the crew only average about fourscore, and so we have the advantage of their age and experience.... (Russell, p. 28)

Administration of the watch became more formalized when in 1785 four men were appointed inspectors of police, and in 1796 when the legislature passed a law recognizing the Boston Watch and placing them under the supervision of the town's constables. The constables, who acted as officers of the courts and sheriff, were the embodiment of local government; they lent credibility to the Boston Watch. However, in 1800, on the threshold of decades of intense population growth and geographical expansion, Boston seemed ill-equipped to secure public safety with one inspector of police, twelve constables and twenty watchmen.

Establishment of the Police

In 1822, Boston was incorporated by an act of the state legislature which stipulated that the city be governed by a mayor, an executive board of seven alderman, and a common council of forty-eight councilors. The watch and constables were placed under the direction of the newly created position of City Marshall. The marshall was principally concerned with municipal administration, including court orders and enforcement of regulation relating to the sewer, health, street, and building departments. On December 12, 1825, watchman Jonathan Houghton was killed on State Street by a "ruffian who was [subsequently] hung on March 3." (Bridgman, p. 5) Despite the fact that "the enforcement of criminal law, in the early 19th century, was still the responsibility of aggrieved citizens, or of the sheriffs, courts, and constables created by the commonwealth," Boston was changing. With a population of over 60,000 in 1830, the Boston community could no longer police itself. (Lane, p. 221)

Boston's constables and night watch were not prepared for the eruption of urban violence which occurred in the 1830s. In 1834, the Ursuline convent in Charlestown was raided and burned, and in 1835 William Lloyd Garrison was attacked and dragged through downtown streets by an angry mob. In the Garrison incident "even the mayor himself was roughly handled." (Russell, p. 29.) The watch proved powerless during both uprisings. On June 11, 1837, a collision of several fire companies and an Irish funeral procession resulted in the Broad Street riot which attracted over 15,000 people. The confrontation required the National Lancers of the state militia to restore order. (Windsor, pp. 245-246) Several months later Mayor Samuel A. Eliot called for the organization of a police department.

A year after the Broad Street incident the state legislature passed a law calling for the mayor and board of aldermen to appoint "daytime police officers with all the powers of constables except that of executing a civil process." (Russell, p. 30) On May 21, 1838, the Boston Police was formed with the appointment of six officers, under the direction of the city marshal. The Boston Police operated separately from the Boston Watch until 1853 when the legislature authorized the combination of the two, and the formation of the Boston Police Department.

The new Police Department, with headquarters at City Hall, had the following listing in the City Directory in 1855.

The City Police is under the immediate direction of the Mayor. It is employed in the detection of criminals, and has the superintendents of places & of public amusement, carriages, cabs, wagons, trucks, pawnbrokers, junk shops, intelligence offices, &c., and all matters of internal health. Under the present organization the police are divided into day and night police, the night police performing the duties formerly devolving on watchmen.

The offices included those of the Chief of Police, 1st and 2nd Police Deputy, Police Clerk, various superintendents and truant officers. There were six stations located in Boston proper, one station in South Boston, and one in East Boston. Each station was manned by a captain, two lieutenants, and anywhere from nineteen to forty-four patrolmen.

Growth of the Department

The new Police Department continued to increase its personnel and improve operations in response to growing nineteenth century urban problems. During the 1854 cholera epidemic one in twenty Bostonians were stricken. The police were required to do "what all others refused: to remove bodies from tenements and smoke the rooms, to bring those who were stricken in the street to the station houses, and to care for the sick and the dying." (Russell, p. 32)

In 1858, Mayor Frederick Walker Lincoln, Jr., proceeded with the uniforming of the police,

an act of great local interest, and the policemen and their friends said a good deal about copying the customs of the old world, and turning free Americans into liveried servants. But the citizens who had often searched in vain for a policeman in citizen's dress looked favorably upon a change which would enable them to know an officer when they saw him. (Windsor, p. 291)

Other changes included replacing the old watch hook, having been in use for 154 years, with the club, providing the harbor police with the use of a sailboat, and linking the stations together with telegraph lines. And after the Draft Riot of 1863, which was brought under control with troops from Fort Warren, Boston patrolmen began carrying revolvers. The administrative offices of the police entered the newly completed City Hall in 1865, where they remained until 1879 when they moved to an existing rowhouse at 7 Pemberton Square.

The growth of the police department paralleled the growth of the city. By 1885 the population of Boston had risen to 341,000, and the police force numbered over 650. Police details for celebrations, gatherings, and crises became more common. During the Great Fire of 1873, all 524 Boston police remained on duty for over forty-eight hours. Patrolmen confiscated \$400,000 worth of merchandise which had been taken by looters, "though no one could determine afterward to whom it belonged." (Russell, p. 34)

By 1885 the original eight police stations had grown to fifteen, including stations in East Boston, South Boston, Jamaica Plain, and Brighton. New police stations were established in Roxbury and Dorchester upon their annexation to Boston. Police department expenditures were nearly one million dollars in 1885, four times what was spent in 1860. And as the department grew in size and importance, a struggle for control over the police developed.

Department Administration

In 1878 the state authorized the mayor of Boston to appoint three police commissioners to oversee the department. Following the 1884 election of Boston's first non-Yankee mayor, Alderman Hugh O'Brien, the state legislature passed an act putting the Boston police under the direction of the State Board of Police. This maneuver was part of a continuing effort to keep the authority of the police out of the hands of the Irish and other immigrants. The first Irishman appointed to the police force, Barney McGinniskin, was discharged by the new mayor, Jerome Van Crowninshield Smith, in 1854. (Russell, p. 36)

Change came again when, in 1906, the state legislature, responding to claims of mismanagement and corruption, abolished the State Board of Police and replaced the three Boston police commissioners with a single commissioner appointed by the governor. Stephen O'Meara was the first commissioner appointed under the new statute. He held the position from 1906 until his death in 1919, during which time he established a reputation for the Boston police as fair and stern public servants. O'Meara trained his men to shun political favoritism, to answer to no one but the law, and to serve the public with respect for their rights. Boston patrolmen could

take verbal abuse or a punch in the jaw without replying in kind. That unrestraint is the spirit of crime, restraint is the spirit of law, is the hardest lesson for Americans or the police to learn. (Russell, p. 37)

O'Meara was able to keep the police department out of the political fray, and he established the department as one of the finest in the country. O'Meara, serving under Mayors John F. Fitzgerald and James Michael Curley, kept the police department "singularly free of the scandals so recurrent in the police departments of most major American cities." (Russell, p. 43)

With the support of Commissioner O'Meara the patrolmen of Boston established the Boston Social Club, one of a growing number of employee associations in Boston. Unfortunately, O'Meara, who had earned the respect and loyalty of the patrolmen, died in December 1918, just as concerns about pay, hours, and quarters were coming to a head.

Boston Police Strike of 1919

By 1912, the police department's two periods of expansion, 1830-45 and 1865-90 (the first in response to the need to protect the public welfare, and the second due primarily to the physical expansion of Boston), had long since passed and facilities were deteriorating. Commissioner O'Meara wrote in his annual report of 1917,

After a lapse of more than twenty years in building, the city of Boston began five years ago the work of providing new station houses to replace some of those which had become unfit and to accommodate parts of the city in which there had been great growth.... (Police Department's Annual Report, 1917).

O'Meara outlined his plan, submitted to City Council on May 5, 1917: new facilities had been provided for South Boston, East Boston, Charlestown, and Dorchester (all extant), and new stations were being planned for Court Square downtown, West Roxbury, and Hyde Park. The patrolmen, however, were not satisfied. They wanted further improvements to all of the station houses. In spite of the Commissioner's best efforts, the many station houses remained "overcrowded, decaying, rodent- and vermin-ridden." (Russell, p. 51) O'Meara had fought for improvements, but the city only provided funds for the four new stations.

Believing that their grievances over pay, hours, and working conditions were not being addressed, the police organized and received a charter from the American Federation of Labor in August of 1919. Commissioner Edwin U. Curtis, appointed after the death of O'Meara, declared that no union would be recognized, and suspended the leaders of the union's scale committee. A patrolman in the union stated,

He [Curtis] forced our hand. There were 1,554 men on the force. 1,136 were in the union; 1,134 voted to strike and two voted against the strike. On September ninth, over a thousand men walked out, over two-thirds of the force. All those men were fired. (Roboff, p. 33)

With little police protection, the city quickly saw a rise in looting and other property crimes. Mayor Andrew J. Peters called in Boston companies of the state militia to restore order. Responding after the fact, Governor Coolidge added to the confusion by sending the entire Massachusetts militia into Boston. Coolidge's statement that, "There is no right to strike against the public safety by anybody, anywhere, anytime," thrust him into the national spotlight, and subsequently the vise-presidency.

The Police strike had a numbing effect on labor organization in Boston. The policemen's defeat overshadowed triumphs of the women telephone operators and the Boston Elevated employees. "The net result was an overall retreat from aggressive union activity for the next decade. Municipal unions disintegrated and city employees did not attempt to organize again until the late 1930s." (Roboff, p. 34)

The strike did little to improve facilities. Two years after the strike, in 1921, the police commissioner, frustrated with the city's inaction, echoed the requests that had been made since 1912.

I have...respectfully advised and recommended to the authorities of the city of Boston that they take appropriate action to make adequate provisions. Although my recommendations and requirements were not only reasonable but imperatively necessary, no one of them has been in any way adopted or met. The police department of the city of Boston to-day needs new station houses, and substantial additions and changes in others.
(Police Commissioner's Annual Report, 1921, p. 5)

No new facilities were built following the strike. The last new facilities were those constructed when Commissioner O'Meara provided stations for Charlestown, Brighton, East Boston and Dorchester.

Mayor Curley and Expansion

With the election of James Michael Curley in 1921, public improvements were once again at the top of the city's agenda. Curley, who had supported the patrolmen during the strike, "understood that the needs of the people had changed; no longer illiterate immigrants, they wanted parks, playgrounds, schools, beaches, and hospitals...." (Trout, p. 39) And where the previous administration had demonstrated inaction in the appropriation of money for improved facilities, Curley provided strong leadership -- "city council proving more pliant than it did during the [previous] administration." (Trout, p. 40)

Curley's influence is immediately apparent in the police commissioner's 1922 annual report, the first year of Curley's term. Commissioner Herbert Wilson states that

the mayor has signified to me his desire to have taken by right of eminent domain the building now occupied by the Police Commissioner and the Superintendent of Police in Pemberton Square, and erecting in place thereof a modern office building to provide suitable accommodations for these departments which at present are congested and crowded in old-fashioned and ill-adapted buildings.
(Commissioner's Annual Report, 1922, p. 12)

In 1923 these plans for the new headquarters were developed further, and a Berkeley and Stuart Street site chosen for the construction of the new headquarters.

Mayor Curley was commitment to improvements for the whole police department. The police department both served and employed many of his Irish constituents, and where previously there had been inaction, Curley initiated comprehensive measures, evidenced in the Commissioner's Annual Reports of 1923 and 1924.

During the year [1923] extensive repainting and cleansing has been done in many of the station houses and the house of detention, and sanitary equipment and heating apparatus installed in a general effort to make these buildings clean and comfortable. (Commissioner's Annual Report, 1923, p. 7)

The 1924 Report states,

Continuing the adopted policy of making both police stations and houses of detention sanitary and habitable and police garages fireproof... reconditioning, repairing, painting, etc...has been done.... (Commissioner's Annual Report, 1924, p. 4)

The 1924 Report also states that two new station houses, in addition to the new headquarters, were to be built on Milk Street in the downtown and on Hyde Park Avenue in Hyde Park.

The attention given to the police department was part of Curley's extensive public improvement policies. Mayor Curley floated bonds for over \$24,000,000 to raise funds to expand City Hospital, lengthen the Blue line tunnel, and generally upgrade public transportation. And in 1925, he secured \$50,000 from the city and borrowed \$1,000,000 from the state for the construction of the new police department headquarters at Berkeley and Stuart Streets.

New Police Headquarters

While Boston had provided modern stations for six of police department's district offices since 1900, the police headquarters were crammed into three rowhouses in Pemberton Square. Internal and organizational improvements had not been made in the police department in a decade. This was a direct result of the the administrative chaos that followed the 1919 Strike (when two thirds of the patrolmen were fired), which had placed Boston behind other large cities in creating a modern police force. (Russell, p. 210-214) It was not until the massive push of Curley's public facilities improvement program that consolidation of the police department's central offices was possible.

Before the completion of the Berkeley Street headquarters, the Police Commissioner's offices were located at 29 Pemberton Square, the Superintendent of Police was located at 37 Pemberton Square, and the Bureau of Criminal Investigation was located at 35 Pemberton Square.

~~The Boston Police Department was, like other police~~ departments throughout the country, forced to keep pace with the growing complexity of keeping law and order in a major American city. The functions that moved to the new headquarters in December of 1926 demonstrate some of the changes that had taken place since the late nineteenth century. Departments of the police that moved to 154 Berkeley Street included "photograph and finger print rooms, automobile inspection, carriage inspection, homicide, narcotics and liquors, women police; and signal service." (Architectural Forum, 1926)

The history of the Boston police department parallels those of other large American cities over the period 1930 to present. Change has been characterized by efforts to professionalize the force, modernize facilities, and utilize technology. (Fogelson, pp. 10-18) Boston followed this model, differing from other major cities in two ways: Boston initially lagged behind other city's police because of the Police Strike of 1919; and where other large city mayors regained the authority to appoint the police commissioner, Boston's commissioner remained a gubernatorial appointment until 1962. (The following are offered as types of change that have occurred over the last fifty years.)

The use of automobiles in police work became increasingly important after the introduction of the six mile per hour steam driven car in 1906. By 1925 the automobile was "an important factor in the commission of crime," and in the prevention of crime. The Police Department's Annual Report of 1925 states that better communications were needed among the metropolitan police departments because of the "speed and celerity with which the crime can be committed and the get-away of the criminal accomplished." The report also stated that "one of the most important needs of the Department at the present time is the erection of a garage large enough to store at least one hundred cars." (Annual Report, 1925, p. 15) The location of the new headquarters provided a more centralized communication and transportation facility.

Increasingly, after 1930, the police department made use of civilian employees to do clerical and administrative tasks. As the department's administrative duties became more burdensome, and as law enforcement and the court systems grew in complexity, civilian employees were used to take administrative tasks away from the professional police force.

Issues such as temperance, traffic, organized crime, and drug trafficking have placed burdens on the police department that have led to the creation of specialized units or divisions and/or cooperation with other city, state, or federal agencies. For example, during World War II the Emergency Battalion of the Department was reorganized and increased in personnel, for the purpose of "coping with any emergency that might arise as a result of the war conditions...." (Annual Report, 1941, p. 10)

The organization of the police department has undergone two major changes during the twentieth century. First, in 1962 the authority to appoint the police commissioner shifted from the governor to the mayor. In other large American cities this authority was returned to local mayors at approximately the turn of the century. Second, in response to Proposition 2 1/2, the police department consolidated its administrative functions which had remained dispersed throughout the many district stations. While the geographical district boundaries were retained, five larger "Areas" (A, B, C, D & E) replaced the smaller district stations.

3.2 Architectural Significance:

The Boston Police Department Headquarters is a fine example of municipal construction in the Italian Renaissance style. The building is situated in the heart of the Commercial Back Bay neighborhood. This area was developed after the turn of the century with the exit of the rail lines. Much of the area had been developed by the date of construction of the Police headquarters. The majority of the surrounding buildings were constructed between 1913 and the late 1920s and are comprised mainly of large scale commercial and institutional buildings, many filling an entire city block.

The Police headquarters is a late expression of the Italian Renaissance style in Boston. As a municipal building, the style was chosen in an attempt to put forward an appearance of authority and security. This was achieved by the use of a heavy rusticated base, a clean and well organized mid-section, and a simple upper floor separated from the rest of the building by a beltcourse. The Police Headquarters is the last major building built in this style in Boston, three years after the Federal Reserve Bank downtown.

The Italian Renaissance was popularized in Boston mainly in the residential buildings of the Back Bay. Its primary years of use were the early 1880s to approximately 1905. The Italian Renaissance was the first among the late nineteenth century Authentic Revivals in the Back Bay, though it did not become as popular as the American Federal or the High Georgian. (Bunting, p. 291) The first building in the Back Bay in the Italian Renaissance style was the 1884 John Andrew House. This house "precedes by one year the famous Villard mansions on Madison Avenue and it antedates by three years the celebrated Boston Public Library, a building which is usually considered the spearhead of Classical Reaction in the late nineteenth century America.

The Boston Public Library, completed in 1895, is Boston's best example of the Italian Renaissance. This building, designed by McKim, Mead, and White, "was a sharp change for American architecture, and remained influential for the next forty years." (Bunting, p.200) The Boston Public Library

exhibited a serene Classicism, reserved, scholarly, delicately conceived in all its parts, beautiful in that sense in which things have always been beautiful in periods of high human culture. (Tucci, p. 137)

The building was called the first American Pantheon. Its chief purpose was "to create a visible manifestation of the civic consciousness of Boston, and the result was an ensemble of decorative art that remains distinguished to this day." (Tucci, p. 137)

The architectural firm that designed the Boston Police Department Headquarters was Ritchie, Parsons, & Taylor. James H. Ritchie had his own office from 1908 until 1920, when he joined into partnership with Frank F. Johnsberg. One year later, in 1922, the firm of Ritchie, Parsons & Taylor was established, with offices at 15 Ashburton Place in Boston. The firm appears to have specialized in the design of municipal and other institutional buildings. The firm's work includes the H. L. Higgins School at Harrishof Street and Walnut Avenue in Roxbury, the Alumni Memorial Building at the University of Massachusetts at Amherst (1925), the Needham Public Library (1925), and high schools in Somerville and Norwood. The firm also design office buildings at 240 Newbury Street (1928) and 119 Causeway Street (1932) in Boston.

The firm also designed a number of buildings at Boston City Hospital during the 1920s and 1930s. These include the OB/GUN Building (1924-26), the Surgical Building (1926-28), the Administration Building (1931), the Pediatric Building (1932-33), and a warehouse on Albany Street (1934). In 1935 the firm became James H. Ritchie & Associates, with offices at Arlington Street and later Newbury and Clarendon Streets. The firm is still in existance today.

3.3 Relationship to Landmark Designation Criteria

The definition in Section 2 of Chapter 772 of the Acts of 1975, as amended, states that a Landmark must have significance to the city and commonwealth, the region or the nation. After examination and evaluation of Section 3.0, ~~the historical and architectural significance, the~~ staff of the Landmarks Commission has concluded that 154 Berkeley Street does not clearly meet the criteria for Landmarks designation.

The Boston Police Department Headquarters is not listed on the National Register of Historic Places.

The Boston Police Department Headquarters does not meet the second criteria as the structure is not the site "at which events have occurred that have made an outstanding contribution to, and are identified with, or which best represent some important aspect of cultural, political, economic, military or social history of the city, the commonwealth, the New England region or the nation." While the construction of the Police Headquarters is a good example of Mayor James Michael Curley's municipal improvement program, and while its completion marked a dramatic improvement in facilities for the police department, neither of these achievements has "made an outstanding contribution to," is "identified with," or "best represents" some aspect of history with significance beyond the city to the state, region or nation.

The Boston Police Department Headquarters not meet the third criterion as it is not associated significantly with "the lives of outstanding historic personages." Examples of properties the Commission has designated under this criterion include the Donald McKay House in East Boston, the William Monroe Trotter House in Dorchester, and the James Michael Curley House in Jamaica Plain.

The fourth criterion states, in part, that a structure must represent "elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development or a notable work of an architect...whose work influenced the development of the city, the commonwealth, the New England region or the nation." The Boston Police Department Headquarters is a good example of municipal architecture. However, it represents neither a "design...valuable for study," nor an influential work of a "notable architect."

4.0 ECONOMIC STATUS

4.1 Assessed Value:

The assessed value of the Police Department Headquarters at 154 Berkeley Street is \$5,961,000. That assessment is ~~\$3,447,000 for the land and \$2,514,000 for the building.~~

Current Ownership:

This property is presently owned by the city of Boston. Because the property is city owned, it is non-taxed.

As stated in Section 2.1, 154 Berkeley Street provides space for department accounting, records, personnel and data processing; special operations, intelligence, investigative and administrative offices; and mechanical, electrical and building service functions; . Various public offices and Emergency (911) communications area also situated in the building. ("Feasibility Study," William H. Rowe & Associates, p.3.1)

5.0 PLANNING CONTEXT

5.1 Background:

The Stuart Street area occupies a pocket of filled land, originally defined on the north by the tracks of the Boston & Providence Railroad and on the south by the ~~tracks of the Boston & Worcester (later Albany)~~ Railroad. Both railroads were laid out across the Back Bay Receiving Basin and opened for travel in 1835. The presence of the two railroad tracks, which intersected at mid-bay near the present Back Bay Station, jeopardized the flow of water through the basin for mill purposes and eventually led to the filling of the entire area. (Whitehill, 102) Filling of this pocket of land was underway by 1861 and completed by 1871.

Most of the filled area between the two tracks and east of the intersection was owned by the Boston and Providence Railroad. Park Square became the location for the Providence passenger depot, and between the mid-1830s and 1875 the company built three consecutive terminals at the square. The balance of the railroad property was occupied by long, brick freight houses. Development along the southern edge of the railroad property began with the construction in the 1860s of Columbus Avenue, Morgan Street, and Stanhope Street.

Early extant development in the Stuart Street area focuses on Stanhope Street and Columbus Avenue. This quasi-industrial section was cut off from the residential Back Bay and South End by the tracks of the Boston and Providence and Boston & Albany Railroads, respectively. Stanhope Street is historically significant as a location for stables associated with residences in the developing Back Bay. Since Back Bay planners discouraged the construction of stables in the residential section, the Stanhope Street stables (ca. 1868-1874) were relegated to a railroad-side location, separated from the Back Bay by the Boston & Providence yards and accessible only by a bridge over the tracks at Berkeley Street. The panel brick stables at 35 and 39-45 Stanhope are good intact examples of the building type.

The Columbus Avenue approach to Park Square saw concomitant commercial and institutional development, with most extant buildings constructed between 1881 and 1897. Only one institutional structure survives, the outstanding First Corps of Cadets Armory (a designated Boston Landmark), designed by William G. Preston in the Romanesque Revival style. Architecturally, Columbus Avenue between Park Square and Berkeley Street retains several finely detailed buildings executed in revival styles, particularly Carter's Ink Factory (1883-4), the Youth's Companion Building (1890-2), and the Pope Manufacturing Building (1896-7).

The Acts of 1896, Chapter 516, of the Massachusetts General Court authorized the creation of a single passenger terminal to service the railroad lines entering Boston from the south. The legislation directed the Boston & Providence Railroad to abandon its Park Square station (1875) and tracks east of Clarendon Street, and ~~construct a new station at Dartmouth and Buckingham~~ Streets (demolished, site of present Back Bay Station). At the same time, the legislation enabled the Boston & Albany Railroad to construct its smaller Trinity Place Station, located at the southern end of Trinity Place (demolished). By 1900, trains on the Boston and Providence line, then leased by the New York, New Haven & Hartford Railroad, were diverted south of Park Square along the Boston & Albany right-of-way (now Massachusetts Turnpike Extension/MBTA) to the newly completed South Station Terminal. The abandoned Park Square Station subsequently burned and was demolished about 1909.

Through the first quarter of the 20th century, the eastern end of the commercial Back Bay (oriented toward Park Square) developed independent of the western end (oriented toward Dartmouth Street and Copley Square. The exquisitely detailed, Renaissance Revival Copley Plaza Hotel (1911-1) is the only survivor of the turn-of-the-century development at the western end of the district. Between Park Square and Clarendon Street was the sixteen-acre tract vacated by the Boston & Providence Railroad. This below-grade wasteland was publically decried as an eyesore; the condition persisted into the late 1940s in some sections of the original parcel. The opening of Stuart Street in 1910 precipitated development of the blocks from Arlington Street to Clarendon Street.

This area came to be known as the Park Square District by the early 1920s. By 1925 the city had constructed the block of Stuart Street between Clarendon Street and Trinity Place, thereby linking two previously distinct sections: the eastern end from Columbus Avenue to Clarendon Street (1910), and the western end from Trinity Place to Dartmouth Street (1898). The completion of Stuart Street as a through-traffic artery prompted debate on the applicability of the term "Park Square District" to the buildings at the Dartmouth Street end of the corridor. After the term "uptown" was proposed and rejected, the entire area from Park Square to Dartmouth Street continued to be called the Park Square District.

5.2 Current Planning Issues:

The Boston Police Department Headquarters, located at 154 Berkeley Street and owned by the city of Boston Public Facilities Department, has served as the administrative core of the Boston Police Department for 65 years. A reports commissioned by the City has stated that "our analysis of the facility clearly indicates that the building cannot effectively fulfill its function as a modern state-of-the-art police headquarters. Therefore, it has become increasingly apparent that this facility must be replaced."

The City of Boston is currently planning for the construction of a new police headquarters along the Southwest Corridor in Roxbury. The Office of Capital Planning states that "the new facility will consolidate the BPD administrative functions, enable the City to realize the benefits of Enhanced-911 service and improve laboratory space for ballistics and crime analysis."

The City plans to relocate the functions now operating at the Berkeley Street Headquarters upon completion of the new facility. Concurrent with the relocation to the new facility, the City will conduct a comprehensive analysis of City department's space needs and the future use of the Berkeley Street building.

5.3 Current Zoning

The current zoning for the Boston Police Department Headquarters site is B-8, retail, business, and offices. As of the completion of this report, the Boston Redevelopment Authority was in the process of developing new zoning for the entire Stuart Street corridor.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives

The Commission has the option of designating the property a Boston Landmark.

~~The Commission could recommend, instead of designation, a preservation easement for the property.~~

The Commission has the option of not designating the property as a Landmark.

The Commission could recommend nomination of the property to the National Register of Historic Places. The property was recommended in the 1991 survey of the Stuart Street Corridor by a consultant, for inclusion in the Stuart Street-Park Square National Register District.

6.2 Impact of Alternatives

Landmark designation of the building under Chapter 772, as amended, would require the review of exterior physical changes in accordance with standards and criteria adopted as part of the designation.

A preservation easement is a recorded, legal agreement between a property owner and another party, usually a non-profit organization or government body which has preservation or conservation purposes among their goals. Such an agreement "runs with the land" and governs the alterations to the property by the current and future owners. It is a vehicle for preserving the architectural integrity of a property by requiring review of proposed alterations to insure that such alterations would not compromise the property's historic character. Easements are voluntary and are essentially private negotiations. Easements may be in perpetuity or for another mutually agreed upon time. The impact of such action would remove any negotiations from the public view.

Failure to designate the building's exterior as a Landmark would mean the City could not confer its highest form of recognition of architectural and cultural significance and offer no protection to the structure.

The National Register of Historic Places represents a compilation of the nation's most historically and culturally significant resources. Listing provides protection from adverse effects caused by federal, federally-licensed or federally assisted actions; this protection is undertaken by the Section 106 Review process. Similar protection from state sponsored activities is achieved by the concurrent listing of all National Register properties to the State Register of Historic Places, under the provisions of MGL Chapter 9, Sections 26-27D. and Chapter 254.

7.0 RECOMMENDATIONS:

The staff of the Boston Landmarks Commission recommends that the Boston Police Department Headquarters, at 154 Berkeley and 350 Stuart Streets, not be designated a Landmark based on the findings previously stated in Section 3.0, the evaluation of significance and relationship to Landmark criteria. The Boston Police Department Headquarters does not meet Landmark criteria in that it is not significant beyond the city of Boston.

8.0 GENERAL STANDARDS & CRITERIA

8.1 Introductory Statement on Standards and Criteria to be used in Evaluating Applications for Certificates

Per sections 4, 5, 6, 7, and 8 of the enabling statute (~~Chapter 772 of the Acts of the 1975 of the Commonwealth~~ of Massachusetts) Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purposes of the statute.

The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation.

The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reasons for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been so structured as to encourage the removal of additions that have lessened the integrity of the property.

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are:

- (a) Building code conformance and safety requirements.
- (b) Changes necessitated by the introduction of modern mechanical and electrical systems.
- (c) Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property.

In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features.

The Standards and Criteria have been divided into two levels: (1) those general ones that are common to almost all landmark designations (subdivided into categories for buildings and landscape features); and (2) those specific ones that apply to each particular property that is designated. In every case the Specific Standard and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

8.2 GENERAL STANDARDS AND CRITERIA

A. APPROACH

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general this will minimize the exterior alterations that will be allowed.
2. Changes to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. ("Later integral features" shall be the term used to convey this concept.)
3. Deteriorated material or architectural features, whenever possible, should be repaired rather than replaced or removed.
4. When replacement of architectural features is necessary it should be based on physical or documentary evidence of original or later integral features.
5. New materials should, whenever possible, match the material being replaced in physical properties, design, color texture and other visual qualities. The use of imitation replacement materials is generally discouraged.
6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
7. Contemporary design is encouraged for new additions; thus, they must not necessarily be imitative of an earlier style or period.
8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.

10. Color will be considered as part of specific standards and criteria that apply to a particular property.

B. EXTERIOR WALLS

I. MASONRY

1. Retain whenever possible, original masonry and mortar.
2. Duplicate original mortar in composition, color, texture, joint size, joint profile and method of application.
3. Repair and replace deteriorated masonry with material which matches as closely as possible.
4. When necessary to clean masonry, use gentlest method possible. Do not sandblast. Doing so changes the visual quality of the material and accelerates deterioration. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
5. Avoid applying waterproofing or water repellent coating to masonry, unless required to solve a specific problem. Such coatings can accelerate deterioration.
6. In general, do not paint masonry surfaces. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

II. NON-MASONRY

1. Retain and repair original or later integral material whenever possible.
2. Retain and repair, when necessary, deteriorated material with material that matches.

C. ROOFS

1. Preserve the integrity of the original or later integral roof shape.
2. Retain original roof covering whenever possible.
3. Whenever possible, replace deteriorated roof covering with material which matches the old in composition, size, shape, color, texture, and installation detail.
4. Preserve architectural features which give the roof its character, such as cornices, gutters, iron filligree, cupolas, dormers, brackets.

D. WINDOWS AND DOORS

1. Retain original and later integral door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting ~~stock window sash or doors, or air conditioners.~~
2. Whenever possible, repair and retain original or later integral window elements such as sash, lintels, sills, architraves, glass, shutters and other decorations and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
3. On some properties consideration will be given to changing from the original window details to other expressions such as to a minimal anonymous treatment by the use of a single light, when consideration of cost, energy conservation or appropriateness override the desire for historical accuracy. In such cases, consideration must be given to the resulting effect on the interior as well as the exterior of the building.

E. PORCHES, STEPS AND EXTERIOR ARCHITECTURAL ELEMENTS

1. Retain and repair porches and steps that are original or later integral features including such items as railings, balusters, columns, posts, brackets, roofs, ironwork, benches, fountains, statues and decorative items.

F. SIGNS, MARQUEES AND AWNINGS

1. Signs, marquees and awnings integral to the building ornamentation or architectural detailing shall be retained where necessary.
2. New signs, marquees and awnings shall not detract from the essential form of the building nor obscure its architectural features.
3. New signs, marquees, awnings shall be of a size and material compatible with the building and its current use.
4. Signs, marquees and awnings applied to the building shall be applied in such a way that they could be removed without damaging the building.
5. All signs added to the building shall be part of one system of design, or reflect a design concept appropriate to the communication intent.

6. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall either be contemporary or relate to the period of the building or its later integral features.
- ~~7. Lighting of signs will be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.~~
8. The foregoing notwithstanding, signs are viewed as the most appropriate vehicle for imaginative and creative expression, especially in structures being reused for purpose different from the original, and it is not the Commission's intent to stifle a creative approach to signage.

G. PENTHOUSES

1. The objective of preserving the integrity of the original or later integral roof shape shall provide the basic criteria in judging whether a penthouse can be added to a roof. Height of a building, prominence of roof form, and visibility shall govern whether a penthouse will be approved.
2. Minimizing or eliminating the visual impact of the penthouse is the general objective and the following guidelines shall be followed:
 - (a) Location shall be selected where the penthouse is not visible from the street or adjacent buildings; setbacks shall be utilized.
 - (b) Overall height or other dimensions shall be kept to a point where the penthouse is not seen from the street or adjacent buildings.
 - (c) Exterior treatment shall relate to the materials, color and texture of the building or to other materials integral to the period and character of the building, typically used for appendages.
 - (d) Openings in a penthouse shall relate to the building in proportion, type and size of opening, wherever visually apparent.

H. LANDSCAPE FEATURES

1. The general intent is to preserve the existing or later integral landscape features that enhance the landmark property.

2. It is recognized that often the environment surrounding the property has character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its new surroundings.
3. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional landforms shall only be considered if they will not obscure the exterior of the landmark.
4. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.
5. Existing healthy plant materials should be maintained as long as possible. New plant materials should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.
6. Maintenance of, removal of, and additions to plant materials should consider maintaining existing vistas of the landmark.

I. EXTERIOR LIGHTING

1. There are three aspects of lighting related to the exterior of the building:
 - (a) Lighting fixtures as appurtenances to the building or elements or architectural ornamentation.
 - (b) Quality of illumination on building exterior.
 - (c) Interior lighting as seen from the exterior.
2. Wherever integral to the building, original lighting fixtures shall be retained. Supplementary illumination may be added where appropriate to the current use of the building.
3. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:

- (a) Accurate representation of the original period, based on physical or documentary evidence.
 - (b) Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.
 - (c) New lighting fixtures which are contemporary in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
- 4. If a fixture is to be replaced, the new exterior lighting shall be located where intended in the original design. If supplementary lighting is added, the new location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.
 - 5. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.

J. REMOVAL OF LATER ADDITIONS AND ALTERATIONS

- 1. Each property will be separately studied to determine if later additions and alterations can, or should, be removed. It is not possible to provide one general guideline.
- 2. Factors that will be considered include:
 - (a) Compatibility with the original property's integrity in scale, materials and character.
 - (b) Historic association with the property.
 - (c) Quality in the design and execution of the addition.
 - (d) Functional usefulness.

9.0 SPECIFIC STANDARDS AND CRITERIA
Boston Police Department Headquarters

A. GENERAL

1. The intent is to preserve the overall character and appearance of the building, including its exterior form and its mass in the definition of the city block, and its richness of detail.
2. The Berkeley and Stuart Street elevations and the roof are subject to the terms of the exterior guidelines herein stated.
3. These guidelines anticipate the possible redevelopment of the Boston Police Department Headquarters. Such redevelopment shall assure the integration of the Landmark into a development plan that preserves its historic presence.
4. The building has had few alterations and is relatively intact. Future work should retain as much of the original fabric as possible and should repair items rather than replace them.
5. Should any major restoration or construction activity be considered for the property, the Boston Landmarks Commission recommends that the proponents prepare an historic building conservation study early in the planning process.
6. Items under Commission review include but are not limited to the following.

B. EXTERIOR WALLS

1. No new openings shall be allowed in the Berkeley and Stuart Street elevations. No original existing openings shall be filled or changed in size.
2. All historic facade detail, ornamentation, and materials shall be preserved.
3. No exposed conduit will be allowed on the Berkeley and Stuart Street elevations.

The Boston Landmarks Commission recommends that the masonry work outlined in the following Standards and Criteria numbers B-4 through B-7, be executed with the guidance of a professional building materials conservator. All masonry work shall be subject to review and approval by the staff of the Commission.

Standards and Criteria (continued)

4. All existing granite, limestone and cast stone elements and detailing shall be retained and repaired. Replacement of deteriorated granite, limestone and cast stone, if required, shall match the original in material, color, texture, size, shape, profile and detail of installation.
5. Painting of the stone will not be acceptable.
6. The color, composition and profile of the mortar used for repointing shall duplicate the original color, composition and profile (beaded joint) of the mortar used when the building was built.
7. Cleaning of masonry is discouraged and should be performed only when necessary to halt deterioration. If the building is to be cleaned, the most gentle method possible shall be used and a test patch shall be reviewed and approved on-site by staff of the Boston Landmarks Commission. Wire brushing, sandblasting (wet or dry) or other similar abrasive cleaning methods shall not be permitted.
8. Waterproofing and material consolidants are strongly discouraged. Samples of any proposed treatment shall be reviewed by the Commission before application.

C. WINDOWS

1. The original window design and arrangement of window openings shall be retained. Changing window openings to accommodate larger or smaller sash and frame is not allowed.
 - a.) Alteration of a window opening may be allowed along Stuart Street: the center window bay on the first floor may be changed to a doorway, provided the door and frame are recessed in the opening and that the masonry opening is not widened or increased in height.
2. Retention and repair of the original metal one-over-one double hung windows and the arched transom windows on the first floor is encouraged. Existing windows may be replaced with metal replacement windows where required, but where replaced, shall match originals in size, shape, configuration, profile and recess.
3. Replacement of the 7th floor horizontal sliding windows with double hung windows that match the remainder of the building is encouraged.
4. Tinted or reflective-coated glass shall not be allowed.

Standards and Criteria (continued)

5. Retention and repair of the existing metal window frames is encouraged. Existing window frames may be replaced with metal where required, provided that the replacement frames match originals in size, shape, profile, recess and detail of installation.
6. The existing decorative window grilles at the first floor shall be retained and repaired. If replacements are necessary, the replacement grilles shall match the existing in materials, size, shape, profile, configuration, recess and detail of installation. The grilles over the basement windows shall be retained and repaired where required. Replacements shall match the original. Removal of the mesh grilles over the basement windows along Stuart Street and replacement with grilles that match the Berkeley Street basement grilles is encouraged.
7. Window frames, sashes and grilles shall be of a color based on paint seriation studies.
8. Removal of the protruding window unit air conditioners is encouraged.
9. Removal of window sash and the installation of permanent fixed panels to accommodate air conditioners is not allowed.

D. ORIGINAL MAIN ENTRANCE

1. The original granite steps shall be retained and repaired. If replacement is required, the new steps must match the original in material, size, shape, color, texture and detail of installation.
2. The recessed main entrance doorway, including the coffered vaulted ceiling, the decorative carved surrounds and mouldings, and the recessed side panels, shall be retained and shall not be covered in any manner.
3. The original door frame and transom frame shall be retained and repaired. Replacement of the frames, if required, shall match the original in material, color, size, shape, profile, configuration and detail of installation. The frames shall not be covered or relocated within the recessed doorway.

Standards and Criteria (continued)

4. The existing entry doors are not original to the building. The height of the existing doors adds another transom that alters the original doorway's vertical proportions. Removal of the existing entry doors and replacement with doors that replicate the original height and design is encouraged. Replacement doors shall match the original in material, design, number of leaves and placement within the door frame. Single leaf doors will not be allowed.
5. The original transom will be retained and repaired. The decorative iron grille over the transom shall be retained and repaired. Replacement of the grille, if required, shall match the existing in material, shape, size, configuration, profile and detail of installation. The transom and the grille shall not be covered.
6. Intercom/buzzer devices and security systems may be allowed and will be reviewed by the Commission. The units should be minimal in depth and be located within the recessed panels in the entryway.
7. Removal of the existing ceiling-mounted light fixture and exposed conduit is encouraged.

E. ROOF

1. The original cornice line shall be retained.
2. The decorative cornice elements shall be retained or repaired. Replacement of the cornice elements, if required, shall match the original in material, size, shape, profile, configuration, color and detail of installation.
3. All replacement flashings and gutters shall be of copper.
4. Satellite dishes, antennas and other communication devices may be permitted and will be subject to review by the Commission. Satellite dishes should be located so that they are not visible from public ways. Antennas should be located so that they are unobtrusive and minimally visible from public ways.
5. Additional roof projections (such as penthouses, roof decks, mechanical or electrical equipment) should be located out of view from public ways.

F. ADDITIONS

1. Limited additions to the height of the building may be permitted, subject to the review and approval of the Commission.
2. No additions will be allowed on the Berkeley and Stuart Street elevations.

G. FRONT YARD

1. Excavation of the front yard below existing grade and enlargement of the existing areaway will not be allowed.
2. The original granite balustrade enclosing the front yard shall be retained and repaired. Replacement of the balustrade, if required, shall match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
3. Covering of the front yard with concrete, asphalt or similar materials will not be allowed. Maintenance of the existing plantings is encouraged.
4. Changes to the main entrance walkway will be reviewed by the Commission.
5. The existing bronze flagpole bases shall be retained and repaired. The existing flagpoles may be replaced and should match the existing in diameter at the base and height. Any additional flagpoles will be reviewed by the Commission.
6. Relocation of the existing ramp to a location that is less obtrusive is encouraged. Restoration of the first floor window and base of the building will be required if the ramp is relocated.

H. LIGHTING AND SIGNAGE

1. The historic building title above the rusticated base of the building along Berkeley Street should be preserved.
2. Signage, directory and other locating devices, including installation details, must be reviewed by the commission.
3. The design and material of new signs should reinforce the architectural character of the building.

Standards and Criteria (continued)

4. No back-lit or plastic signs are to be allowed on the exterior of the building.
5. Awnings and/or canopies will be subject to review by the Commission.
6. The existing bronze lanterns flanking the main entrance doorway shall be retained or repaired. Replacement of the lanterns, if required, shall match the originals in material, color, size, shape, profile, configuration and detail of installation. The existing globe lights to the left of the main entrance are not original to the building and may be removed. Additional lighting fixtures shall be reviewed. As a landmark, architectural night lighting is recommended.

I. BALCONIES AND FIRE ESCAPES

1. No balconies and/or fire escapes shall be permitted on the Berkeley and Stuart Street elevations.

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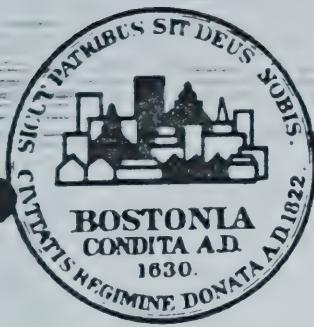
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January 22, 1991

To Petitioners and other Interested Parties:

RE: Petition #165.91
Boston Police Headquarters
154 Berkeley Street/350 Stuart Street, Boston

Boston Landmarks Commission

City of Boston
The Environment
Department

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/725-3850

This is to notify you that the above petition has recently been filed, by ten registered voters, with the Boston Landmarks Commission asking that the subject property be considered for designation under the provisions of Massachusetts General Laws, Chapter 772 of the Acts of 1975, as amended.

A preliminary hearing has been scheduled for Tuesday, February 12, 1991 at 5:15 P.M. in the BRA Board Room, 9th floor, Boston City Hall.

The purpose of the preliminary hearing is to provide petitioners with an opportunity to present to the Commission why a property or properties should be considered for designation, to arrange for the preparation of a report and, if necessary, for the appointment of a study committee.

The preliminary hearing is an informal procedure. Petitioners are requested to prepare a brief presentation to the Commission in support of their recommendation for designation. If you have any questions, please call me at 725-3850.

Sincerely,

Carol Huggins

Carol Huggins
Director of Survey and Planning
Boston Landmarks Commission
Environment Department

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Boston Society of Architects
Historic Boston Incorporated
The Bostonian Society, Comm. on Memorials and Historic Pres.
Massachusetts Historical Commission
Other Interested Parties



February 13, 1991

VIA CERTIFIED MAIL

Francis Roache, Commissioner
Boston Police Department
154 Berkeley Street
Boston, MA 02116

RE: Petition #165.91
Boston Police Headquarters
154 Berkeley Street/350 Stuart Street, Boston

Boston Landmarks Commission

City of Boston
The Environment
Department

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/725-3850

At its February 12, 1991 meeting, the Boston Landmarks Commission voted to accept the above petition and proceed with the preparation of a study report. The purpose of the study report is to examine the property's architectural and historical significance, and planning issues pertaining to it. After recognizing the complex development issues involving this property, the Commission instructed its staff to complete the study of 154 Berkeley Street as soon as possible. In this regard, the Landmarks Commission staff will contact you when a schedule has been set for the completion of the report.

Upon completion of the study report, a public hearing will be scheduled and you will be notified of the date, time and place. If you have any information which you believe may be helpful to the Commission in the preparation of this report, or if you have any questions regarding the Landmark process, please contact the Commission staff.

Sincerely,

Carol Huggins
Director of Survey and Planning
Boston Landmarks Commission
Environment Department

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Charles Grigsby, PFD
Joseph Lewin, PFD



Boston Landmarks Commission

City of Boston
The Environment
Department

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/725-3850

May 7, 1991

Ms. Janice Chadbourne
Fine Arts Department
Boston Public Library
Copley Square Branch
Boston, MA 02116

Dear Ms. Chadbourne:

The Boston Landmarks Commission is considering the possible designation of the following as a landmark: The Boston Police Department Headquarters at 154 Berkeley Street, Boston.

The Commission has scheduled a public hearing for Tuesday, May 28, 1991 at 5:15 p.m., in the BRA Board Room, 9th Floor, Boston City Hall.

The Commission has also prepared, with the assistance of its staff, a study report on the significance of each property, and other factors pertaining to the property which the Commission will consider in making its determination on designation.

The Commission hereby requests that you make available for use by the public, at the Library, the enclosed copy of the report on the proposed designation.

Thank you for your assistance in this matter.

Sincerely,

Carol Huggins

Carol Huggins
Director of Survey and Planning
Boston Landmarks Commission
Environment Department

0401Ep22



Boston Landmarks Commission

City of Boston
The Environment
Department

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/725-3850

June 13, 1991

To Petitioners and other Interested Parties:

RE: Petition #165.91
The Boston Police Department Headquarters
154 Berkeley Street, Boston

This is to inform you that on June 11, 1991 the Boston Landmarks Commission voted not to designate the property known as the Boston Police Department Headquarters a landmark under the provisions of Chapter 772 of the Acts of 1975, as amended.

The Commission made this decision after carefully considering all relevant information, including the architectural significance of the building and the history of the Boston Police Department.

The Commission appreciates your interest and support during this investigation, and welcomes your continued participation in the consideration of other properties of historical, architectural and cultural importance to the city.

Sincerely,

Carol Huggins
Director of Survey and Planning
Boston Landmarks Commission
Environment Department

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